



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: May 20, 2015 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Modugno, Pincetl, Valadez, Louie, Pedersen

Ex Officio Members:

Director of Public Works: Mr. Fabrizio Pachano, Senior Civil Engineer

County Counsel: Mr. Joseph Nicchitta, Deputy

Planning Director: Mr. Mitch Glaser, Assistant Administrator, Current Planning Division

Forester and Fire Warden: Mr. Wally Collins, Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Louie representing the Second Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Louie/Valadez – That the Agenda for May 20, 2015, be approved.

At the direction of the Chair, the agenda was approved unanimously.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. There were no reports given by Director/Deputy Director.

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MINUTES FOR APPROVAL

- 4(x). Motion/second by Commissioners Valadez/Louie – That the minutes for April 29, 2015, and May 6, 2015, be approved.

At the direction of the Chair, the minutes were approved with Commissioners Valadez, Louie, Pincetl and Pedersen in favor, and Commissioner Modugno being recorded as abstaining.

Motion/second by Commissioners Louie/Valadez – That the minutes for May 13, 2015, be approved.

At the direction of the Chair, the minutes were approved with Commissioners Louie, Valadez and Pincetl in favor and Commissioners Modugno and Pedersen being recorded as abstaining.

PUBLIC HEARINGS

Land Divisions

Project Approved

5. (Continued from 04/22/15). Project No. R2014-01018-(1). Applicant: Watt Communities LLC. 16050 East San Bernardino Road, Covina. Irwindale Zoned District. A proposal to create a new residential condominium development of 22 detached dwelling units with an open lawn recreation area, tot lot and outdoor cooking area in the A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) zone. The site currently contains a building used for a church, asphalt parking lot and lawn.

Mr. Jones presented the staff report to the Commission reporting that at the April 22, 2015, public hearing, the Commission continued this item to allow the applicant time to consider the privacy of rear yards for adjacent properties at the east and west property lines and increase setbacks. The Commission also directed the Department of Public Works to investigate the communities' concern of the proposed access to the multi-family lot. In response to the Commission's request, several mitigation measures were included that have been summarized in the staff report one of which was found to contain an error that has been addressed which contained references to an electrical engineer which were removed from mitigation measure 1.1, Aesthetics. Also at the April 22, 2015, public hearing, staff received written testimony that suggested a vine be planted on the south facing wall at the rear property line. Condition 20 requires that applicant remove any graffiti within 24 hours of such occurrence, and a new condition was added requiring a vine planted at the proposed wall along the entire length of the cul-de-sac.

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PUBLIC HEARINGS (Cont.)

Land Divisions

The applicant, Sean Leary, Watt Communities, presented his revised proposal to the Commission.

Commissioner Valadez requested additional conditions: Add landscaping for privacy and on 14 and 17, on the Spanish style courtyard that directly faces the wall with a neighbor, require a 24" box patio tree for an immediate privacy screen. The landscaping for privacy should be 15 gallons. Also, add a condition allowing for fire department access to the private road making road open with no gates.

Motion/second by Commissioners Valadez/Pincetl - That the Regional Planning Commission close the public hearing, adopt the mitigated negative declaration and approve Tentative Tract Map No. 072718 with added conditions as mentioned above.

At the direction of the Chair, the item passed unanimously. The last day to appeal this action is Monday, June 1, 2015.

Zoning Permits - West Section

Action Taken as Noted

6. **Project No. R2012-01555-(3). Applicant: Mr. William Carrier. 1820 and 1832 N. Topanga Canyon Blvd. Malibu Zoned District. a. Conditional Use Permit No. 201200144. To establish two residences with bed and breakfast establishments in the Santa Monica Mountains North Area Community Standards District (CSD) in the A-1-5 (Light Agricultural – 5 Acre Minimum Required Area) Zone pursuant to County Code Section 22.44.133.E.1 and subject to the Hillside Management Ordinance. b. Variance No. 201200004. To authorize the construction of residential structures within the 50-foot vertical protected area of a designated significant ridgeline in the A-1-5 Zone pursuant to CSD provisions in County Code Section 22.44.133.D.5. c. Environmental Assessment No. 201200263. To consider a Mitigated Negative Declaration with impacts to aesthetics, biological resources, hydrology, and water quality reduced to less than significant with the implementation of mitigation measures pursuant to CEQA reporting requirements.**

Ms. Arakelian presented the staff report followed by discussion between staff and the Commissioners. The Commission heard testimony from the applicants, William Carrier, Carry Carrier and Polly Osborne (architect) and 17 public speakers; 15 in opposition and two in favor. Following, the applicants' rebuttal was heard.

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PUBLIC HEARINGS (Cont.)

Zoning Permits - West Section

Commissioner Modugno requested that conditions be amended from one Conditional Use Permit (CUP) for both parcels to two CUPs, making parcels under two separate ownerships with a shared agreement with driveway use. A CUP will be applied to each separate parcel so that each action would be separate.

Motion/second by Commissioners Louie/Pincetl - That the item be continued to Wednesday, June 17, 2015, to have staff return with findings and conditions appropriate for the separation of the two parcels.

At the direction of the Chair, the item was continued to Wednesday, June 17, 2015, with Commissioner Valadez being recorded as absent from vote (left at 11:00 a.m.).

Land Divisions

Project Approved

7. **Project No. PM067040-(4). Vesting Tentative Parcel Map No. 067040. Applicants: Raul and Mirella Padilla. 13838 Reis Street. Southeast Whittier Zoned District. To create two (2) single-family residential lots on 0.44 gross (0.35 net) acres within the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone. The project is categorically exempt Class 15 – Minor Land Divisions, pursuant to CEQA reporting requirements.**

Mr. Rojas presented the staff report and reported that a correction was made changing that the west wall will be reduced, rather than the east wall. This change was noted correctly in the findings and conditions.

Raul Padilla, the applicant, was present to answer questions from the Commission.

Motion/second by Commissioners Pedersen/Pincetl – That the Regional Planning Commission close the public hearing, find that the project is categorically exempt from the reporting requirements of CEQA, and approve Vesting Tentative Parcel Map No. 067040, with the findings and conditions of approval.

At the direction of the Chair, the item passed with Commissioners Pederson, Pincetl, Modugno and Louie in favor and Commissioner Valadez, being recorded as absent (left at 11:00 a.m.). The last day to appeal this action is Monday, June 1, 2015.

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PUBLIC HEARINGS (Cont.)

Land Divisions

Action Taken as Noted

8. **Project No. PM068736-(5). Applicants: Alan Laslovich / Dean Paradise. West end of Sourdough Road, Acton. Soledad Zoned District. a. Tentative Parcel Map No. 068736. To create two residential lots on 20.84 gross acres within the A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) zone. b. Environmental Assessment No. 200700124. To consider a Mitigated Negative Declaration with impacts reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

Ms. Hikichi presented the staff report recommending the relocation of the two building pads and associated driveways to reduce the project's impact to the site's scenic vistas and sensitive Juniper habitat to a less than significant level and may result with the project being consistent with the General Plan, AV Plan and the acting CSD. Staff recommended that the Commission continue the public hearing for 90 days and direct staff to work with the applicant to redesign the project consistent with staff's recommendation.

Testimony was taken from applicants Alan Laslovich and Hunt Braly (attorney). Dean Paradise and Daryl Koutnik held their testimony.

The Commission heard testimony from three members of the public all in support of this project.

Mr. Bruckner, Director, explained that staff is not setting new policy regarding the mitigation process of the Juniper trees, that staff is following the guidelines of the CEQA process. Further, that the DRP is in favor of this subdivision project but that the location of the two homes would have significantly less disturbance on habitat and land if their location was changed. Mr. Bruckner requested that the motion make one minor alteration asking that staff will work with the applicant on a less environmentally impactful alternative.

Motion/second by Commissioners Pincetl/Louie – That the Regional Planning Commission continue the item to Wednesday, June 17, 2015, to allow staff to return with appropriate recommendations as discussed: 1) Denial findings; and 2) Approval findings and conditions without the juniper mitigations.

At the direction of the Chair, the item was continued to Wednesday, June 17, 2015.

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PUBLIC COMMENT

9. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

10. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

11. Commission/Counsel/Director Reports

Request to cancel the June 3 and 10, 2015, regular meetings of the Regional Planning Commission.

Motion/second by Commissioners Louie/Pedersen – That the Regional Planning Commission cancel the June 3 and 10, 2015, meetings from the approved meeting schedule.

At the direction of the Chair, the item passed with Commissioners Louie, Pedersen, Modugno and Pincetl in favor and Commissioner Valadez being recorded as absent from vote (left at 11:00 a.m.).

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 12:31 p.m. to Wednesday, May 27, 2015.


Elaine Sainz, Acting Commission Secretary

ATTEST

APPROVE


Pat Modugno, Chair


Mitch Glaser, Assistant Administrator
Current Planning Division